

Planning Board Minutes

December 12, 2012

Board Members Present: Larry Choate, Robert Pratt, Dale Martin, William Leppanen and Richard Benner

Scott Bickford (Code Enforcement Officer)

Also Present: Sue Choate, Richard Carver, Nancy Colson, Eric Davis, Steve Holahan, Fred Holahan, Jeanne Johnson, Lighthouse Foundation committee

7:30 PM Richard Benner asked that the Board members names be separated out on the minutes so they know if it is a full Board for voting purposes. Robert Pratt made a motion to accept August 8, 2012 minutes as is, William Leppanen seconded it. Motion Carried.

Stephen Holahan & Fred Holahan (Holahan Trust) approached the board to get permission to do repairs to the cottage on 72 Bellevue Street. Replacing hand railings and boards on a unattached deck that goes down to the water. Put a frost wall under an existing porch and repair the porch. Robert Pratt made a motion to approve the repairs. All in Favor.

American Lighthouse Foundation approached the Planning Board in regards to the Owls Head Light Keepers house. The Foundation is planning on moving operations to the Keepers house - the upstairs will be administration offices and the downstairs will have a small museum and gift shop. The Coast Guard still owns the Lighthouse and they are leasing it to the Foundation for 5 years.

- 1) Parking Lot – The parking lot is owned by the State. It was suggested to the Foundation that they approach the state about leasing some parking spaces to make it conforming with a business.
- 2) Septic System - Has an overboard discharge and has been approved for a septic system. The application has expired. They want the Foundation to check on that. Can't have an overboard system if a septic system has been approved.

The proposed Shoreland Zoning Ordinance was changed on Page 11, Number 7 added a footnote which is on page 12 #7 that reads Including museum and its' supporting operational spaces as defined under the definition of Public Facility.

The proposed Zoning ordinance Page 11 - Land uses Chart- Church, Quasi-Public Facility-Resource Protection - No- added footnote (12). Page 13 added footnote (12) with exception allowed as defined under the definition of Quasi-Public Facility. Page 35 - Definition of Quasi-Public Facility - added after the word museum: and its' supporting operational spaces.

Robert Pratt made a motion to accept the proposed Zoning Ordinance change and proposed Shoreland Zoning ordinance as shown. William Leppanen seconded it. 4 voted in favor, Richard Benner abstained.

Robert Pratt made a motion to have the Code Enforcement officer advertise in the paper for a special public hearing to be held after the regular Planning Board meeting January 9, 2012.

The State passed a new law that the vineyards can sell wine by the glass but they have to serve restaurant food in order to sell the wine by the glass. Breakwater Vineyards - Jeanne Johnson approached the board about selling wine at the vineyard and serving food

She said that she is open May to Columbus Day from 12 Noon to 5pm. She would like to have 36 seats. A few tables in her dining room and a few on the patio. She would like to serve cheese and salads.

Richard Benner said that the property (Breakwater Vineyard) should be changed to commercial in order to serve food. The whole property doesn't have to be commercial, just part of it. It was also suggested that she check into her septic system. It needs to be able to support daily use of restaurant users. She needs to come in front of the Board again with a Commercial Zone plan.

9:00 PM Meeting adjourned

Respectfully Submitted,

Recording Secretary,
Pam Curtis